

**PLANNING AND
HIGHWAYS COMMITTEE
11 March 2014**

SUPPLEMENTARY INFORMATION

**APPLICATIONS UNDER VARIOUS ACTS / REGULATIONS – SUPPLEMENTARY
INFORMATION**

1. Application Number: 13/02895/FUL

**Address: Former Recreation Ground
Sheffield Parkway
Sheffield**

Amended condition 2 (plans list) to correct errors in plan references

The development must be carried out in complete accordance with the following approved documents:

Site Location Plan P(0-) LP001
Site Plan P(0-) P100 rev H
South and North Elevations P(0-) E002 rev E
East and West Elevations P(0-) E001 rev E
Training Building P(0-) P010 rev A
Site sections P(0-) S100 rev D
Section AA & BB P(0-) S001 rev D
Ground Floor Plan P(0-) P001 rev F
First Floor Plan P(0-) P002 rev D –
Landscape plan – 467-001 Rev E
Roof Plan P(0-) P003 Rev E –

Clarification of figures in report

There is an error in the main body of the report with regard to figures quoted for improved population coverage. The report states 17,457 people (26,800 including Orgreave development when complete) will receive improved emergency service coverage as a result of locating the proposed stations at the Sheffield Parkway and Birley sites. The figures quoted in the original report do not take account of the updated 2011 census data received from the applicants and as such there is a slight reduction in population coverage with 16,301 people (25,124 including the Orgreave developments when complete) receiving improved emergency service coverage. The figures quoted in the main body of the report in relation to household coverage remain unchanged as these take account of the 2011 census data.

All figures quoted in the report (population and household) are 'net' figures i.e. they take account of the population and households that would receive poorer coverage as a result of relocating stations.

By way of clarification a full break down of figures is provided as follows

Change (Output Areas Affected)	Population (2011)	Dwellings (2011)
Improved	35,052	15,274
Improved – approx. inc. Orgreave development	43,875	19,243
Reduced	18,751	8,053
No Change	311,907	125,894
Total	409,585	168,464

Petition signatures

There are now 302 signatures on the e- petition.

2. Application Number: 13/02894/FUL

**Address: Land At The Junction Of Moor Valley And Birley Lane
Moor Valley
Sheffield
S20 5BP**

Amended condition 23

The building shall not be used until details of the sight line from the vehicle ingress/egress of the site has been submitted to and approved in writing by the Local Planning Authority. The sight line shall be provided in accordance with the approved details prior to the occupation of the development and thereafter retained with no obstruction to the sight light line above a height of 1 metre.

Clarification of figures in report

There is an error in the main body of the report with regard to figures quoted for improved population coverage. The report states 17,457 people (26,800 including Orgreave development when complete) will receive improved emergency service coverage as a result of locating the proposed stations at the Sheffield Parkway and Birley sites. The quoted figures in the original report do not take account of the updated 2011 census data received from the applicants and such there is a slight reduction in population coverage with 16,301 people (25,124 including the Orgreave developments when complete) receiving improved emergency service coverage. The figures quoted in the main body of the report in relation to household coverage remain unchanged as these take account of the 2011 census data.

All figures quoted in the report (population and household) are 'net' figures i.e they take account of the population and households that would receive poorer coverage as a result of relocating stations.

By way of clarification a full break down of figures is provided as follows:

Change (Output Areas Affected)	Population (2011)	Dwellings (2011)
Improved	35,052	15,274
Improved – approx. inc. Orgreave development	43,875	19,243
Reduced	18,751	8,053
No Change	311,907	125,894
Total	409,585	168,464

3. Application Number: 13/04204/RG3

Address: Site of Abbeydale Grange School, Hastings Road, S7 2GU

Additional Representations

Cllr Nikki Bond forwarded some documentation prepared by pupils at Carterknowle Junior School as part of some topic work they did regarding the area they live in and effects of development in the community.

Persuasive letters were produced in relation to the community consultation exercises and three have been submitted. They can be summarised as follows:

- Loss of green, open scenery.
- School activities take place on the fields, and it should be kept.
- Loss of trees and plants. Loss of habitat for wildlife.
- Causing pupils to be angry and upset.
- Lots of open space should be kept, for playing, sports days sponsored walks, dog walks etc.
- Pollution and increased traffic
- Loss of sledging location.
- Some proposals have involved too much housing, causing more traffic and making access to local facilities such as dentists even more difficult.
- Community should work together.

Amended Condition/s

Condition 4: Amend drawing title / reference, as in bold

The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing Title / Number:

- Abbeydale Parameters Plan / (0-)A103
- Abbeydale Illustrative Layout / (0-)A103
- **PLAN SHOWING OPEN SPACES AREAS AND ASSOCIATED LAND USE BEFORE & AFTER DEVELOPMENT / BDP_AB_(SK)L006 Revision C**

Reason; In order to define the permission.

Condition 15: Amend drawing title / reference as in bold & delete portions in italics and brackets.

Details of an area of open space, which shall be no less than 10% of the developable site area (**as shown on the Drawing - Abbeydale Parameters Plan and numbered (0-)A103 Revision C**) and shall include details of its use and any structures to be erected upon it, shall be included with the reserved matters submission for the siting of the dwellings hereby approved. This condition shall not preclude an agreement being reached with the Council for some alternative means of providing the requisite open space (*either*) on another site. (*or by way of a contribution towards the provision or improvement of facilities on another site.*)

Reason; In order to meet the requirements of Policy H16 of the Unitary Development Plan.

Condition 33: Replace existing Condition with:

Remedial or construction works shall not commence until appropriate interpretation and risk assessment of all existing site investigation data has been undertaken and the results have been submitted to and approved in writing by the Local Planning Authority. The report shall be prepared in accordance with Contaminated Land Report CLR 11 (Environment Agency 2004).

Condition 42: add wording in bold

The development approved as part of any reserved matters scheme shall include residential development on the "**Housing development area**", **as shown on Drawing (0-)A103 Revision C**, within a **density** range of 25 to 40 dwellings per hectare.

4. **Application Number:** 13/04206/RG3

Address: Bannerdale Centre, Sheffield, S7 2EX

Additional Representations

One letter of support has been received on the following grounds:

- The opponents of the development need to see the wider picture and the benefits the development will bring;

- New housing will aid local businesses, tradespersons and community groups in revenue and funding terms;
- Similar benefits could accrue to those in the north of the city, but developments in the south are always opposed;
- There is a need for 4 bedroom houses that are affordable to buy or rent;
- The Council will resolve the concerns about over subscribed schools;

Cllr Bond forwarded some documentation prepared by pupils at Carterknowle Junior School as part of some topic work they did regarding the area they live in and effects of development in the community.

Persuasive letters were produced in relation to the community consultation exercises and three have been submitted. They can be summarised as follows:

- Loss of green, open scenery.
- School activities take place on the fields, and it should be kept.
- Loss of trees and plants. Loss of habitat for wildlife.
- Causing pupils to be angry and upset.
- Lots of open space should be kept, for playing, sports days sponsored walks, dog walks etc.
- Pollution and increased traffic
- Loss of sledding location.
- Some proposals have involved too much housing, causing more traffic and making access to local facilities such as dentists even more difficult.
- Community should work together.

Report Clarification

The report (on page 36) refers to Core Strategy Policy CS26's requirement to make efficient use of land by requiring densities for new development to be in a range of 40 to 60 dwellings per hectare (dph), given that the site is near to a high frequency bus route.

It has been correctly mentioned by representatives of the Applicant that the Planning Brief document refers to the required density range for the Bannerdale site being 30-50 dph.

The site is not considered to be near to a high frequency bus route, and therefore CS26 would indicate a density of 30-50 dph for the Bannerdale site. However, densities outside of these ranges are potentially allowable in the circumstances discussed in the report.

Amended Condition/s

Condition 5

Insert the words 'open space within' 'maintenance of' and 'the parcels of land'.

Condition 6:

No development shall occur in the area labelled 15m Buffer Zone on the drawing title Bannerdale Parameters Plan (number (0-)A203 Revision B).

Condition 16: replace condition with:

Details of an area of open space, which shall be no less than 10% of the site area and shall include details of its use and any structures to be erected upon it, shall be included with the reserved matters submission for the siting of the dwellings hereby approved. This condition shall not preclude an agreement being reached with the Council for some alternative means of providing the requisite open space either on another site.

Reason; In order to meet the requirements of Policy H16 of the Unitary Development Plan.

Condition 19: Add bold wording in place of 'shall be'.

No development shall commence until a full condition survey of the access road from Carter Knowle Road to the site boundary **has been** carried out and agreed in writing by the Local Planning Authority. The survey shall include drainage, lighting and construction details. Any remedial measures required to ensure that the access road is of an adoptable standard shall be agreed with the Local Planning Authority and implemented prior to occupation of the development.

Reason; In the interests of highway safety and the amenities of the locality.

Condition 21: Replace with

The gradient of the access road/driveway shall not exceed 1:20 for the first 10 metres from Carter Knowle Road.

Reason; In the interests of the safety of road users.

Condition 33:

Replace existing condition with:

Remedial or construction works shall not commence until appropriate interpretation and risk assessment of all existing site investigation data has been undertaken and the results have been submitted to and approved in writing by the Local Planning Authority. The report shall be prepared in accordance with Contaminated Land Report CLR 11 (Environment Agency 2004).

Condition 38: add following words in bold

The development shall include residential development on **the "Housing development area"** (as shown on Drawing Num. (0-)A203 Revision B) within a **density** range of 23 to 30 dwellings per hectare.

5. **Application Number:** 13/03930/FUL

Address: Land between 1-3 and 5-7 Dover Road

Additional Representations

The applicant has raised concerns that the representations set out in the main agenda report do not reflect the community's view of the most recent proposals. Members are advised that the representations summarised in the report were received before the submission of amended plans. Some of the matters raised may have been addressed by subsequent changes to the design. In accordance with the Council's adopted Statement of Community Involvement, as the amendments did not increase the size of the scheme, nor introduce new features, further neighbour notification was not undertaken.

7 additional representations have been received since completion of the Officer report including one from the Sheffield Green Party. The matters raised relate to the most recent proposals and can be summarised as follows:

Sheffield Green Party continues to object on the following grounds:

The proposal:

- is an over development
- remains too high and out of character with the locality
- includes undercroft parking which is inappropriate
- includes balconies which will increase the potential for noise and disturbance
- will result in loss of light and privacy to neighbouring dwellings
- could destabilise neighbouring properties
- would adversely impact on on-street car parking in the area.

Matters raised in other representations

The revised proposals:

- Are still too high
- Will still impact adversely on car parking provision in the locality
- Will result in overlooking, overshadowing and noise pollution from balconies
- Will result in increased vehicular movement
- Still represent a missed opportunity to provide high quality two bedroom accommodation, a need identified in the Sheffield Strategic Housing Market Assessment
- Represent an improvement in design and scale but serious concerns remain with regard to the proximity to the extraction flue at the adjacent club with potential disamenity arising from noise and smells.
- Represent a better design on front elevation and inclusion of lift and additional planting.

This page is intentionally left blank